

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Fulton Avenue, Mornington 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$800,000 House Suburb Mornington
Period - From 1 August 2016 to 28 August 2017 Source REA

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 2 The Cove, Mornington	\$1,050,000	07/05/2017
2. 9 Sussex Avenue, Mornington	\$910,000	20/03/2017
3. 36 Mariners Retreat, Mornington	\$1,045,000	29/04/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Dean McPherson – Mobile: 0412 847 440
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DATE Prepared: 5th September 2017